

SNAPSHOT of HOME Program Performance--As of 12/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:		PJs in State: 93					
% of Funds Committed	93.16 %	96.49 %	67	96.48 %	22	24	
% of Funds Disbursed	82.62 %	88.28 %	70	89.00 %	14	17	
Leveraging Ratio for Rental Activities	2.85	5.83	62	4.81	30	34	
% of Completed Rental Disbursements to All Rental Commitments***	88.79 %	77.63 %	39	83.25 %	42	35	
% of Completed CHDO Disbursements to All CHDO Reservations***	81.81 %	70.30 %	26	70.99 %	68	65	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	53.71 %	81.96 %	87	81.75 %	5	6	
% of 0-30% AMI Renters to All Renters***	16.59 %	41.30 %	79	45.84 %	5	8	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	91.56 %	96.50 %	74	96.12 %	14	17	
Overall Ranking:			In State:	61 / 93	Nationally:	20 24	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$22,873	\$36,975		\$27,889	687 Units	66.00 %	
Homebuyer Unit	\$36,631	\$21,536		\$15,632	202 Units	19.40 %	
Homeowner-Rehab Unit	\$66,642	\$27,502		\$21,037	152 Units	14.60 %	
TBRA Unit	\$0	\$2,232		\$3,206	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Stockton CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$61,046	\$116,054	\$74,079
State:*	\$141,290	\$116,319	\$28,818
National:**	\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 0.2 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.09

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	17.5	17.3	27.0	0.0
Black/African American:	17.5	16.8	28.9	0.0
Asian:	10.2	6.9	4.6	0.0
American Indian/Alaska Native:	0.0	0.0	0.7	0.0
Native Hawaiian/Pacific Islander:	0.5	1.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	2.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	2.1	0.5	1.3	0.0
Asian/Pacific Islander:	14.1	2.5	3.3	0.0

ETHNICITY:

Hispanic	38.2	53.0	32.2	0.0
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HOUSEHOLD SIZE:

1 Person:	16.2	14.9	39.5	0.0
2 Persons:	23.7	15.3	23.0	0.0
3 Persons:	20.7	16.8	14.5	0.0
4 Persons:	16.1	20.3	9.2	0.0
5 Persons:	10.0	16.3	4.6	0.0
6 Persons:	5.1	6.4	5.3	0.0
7 Persons:	2.7	4.0	2.0	0.0
8 or more Persons:	5.6	4.0	2.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	14.8	18.3	16.4	0.0
Elderly:	8.9	4.0	48.7	0.0
Related/Single Parent:	33.2	22.3	14.5	0.0
Related/Two Parent:	37.7	49.0	18.4	0.0
Other:	3.7	4.5	2.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	18.9	5.4 [#]
HOME TBRA:	0.0	
Other:	11.4	
No Assistance:	69.6	

of Section 504 Compliant Units / Completed Units Since 2001 7

* The State average includes all local and the State PJs within that state

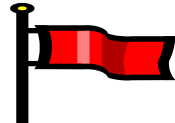
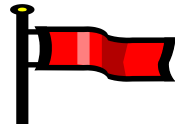
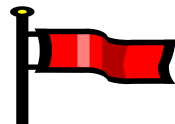
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Stockton State: CA Group Rank: 20
 (Percentile)
 State Rank: 61 / 93 PJs Overall Rank: 24
 (Percentile)
 Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	88.79	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	81.81	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	53.71	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	91.56	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	2.68	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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